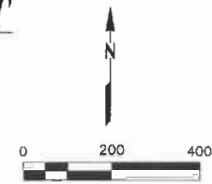
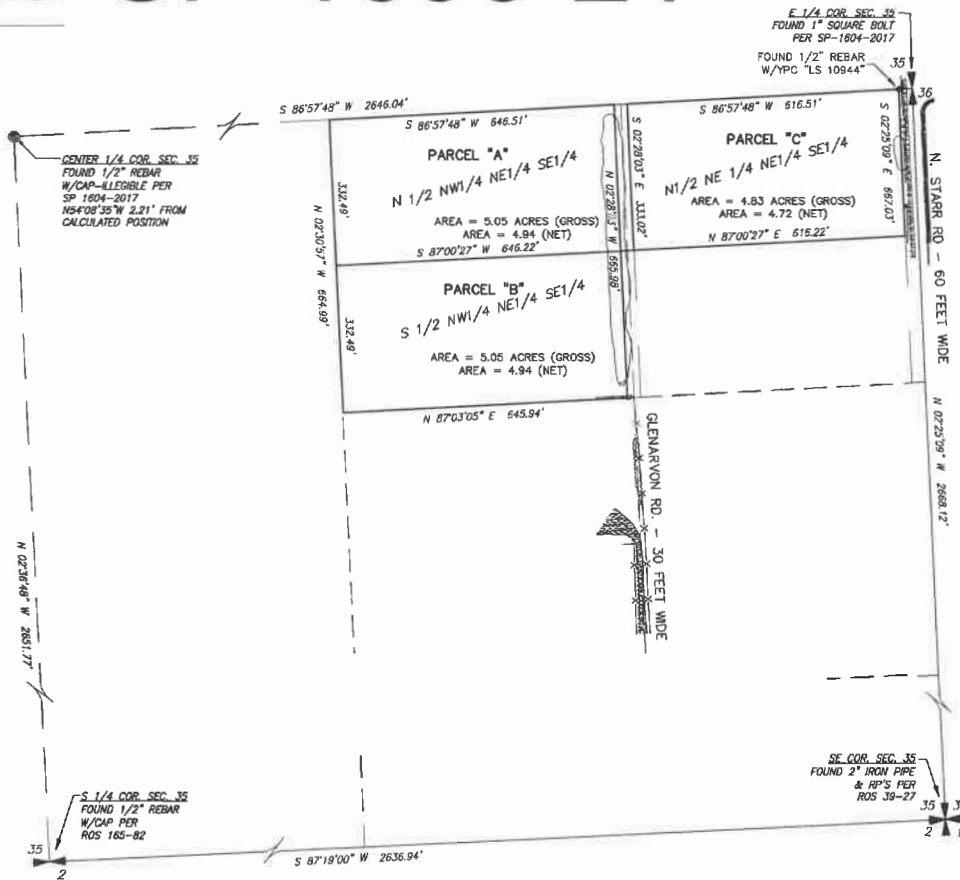


WINKLER PRELIMINARY SHORT PLAT

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 35,
TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON, MAY 2021
PAGE 1 OF 1



SP-1693-21



PRIMARY CONTACT INFORMATION

NAME: CALEB SCHWAB
ADDRESS: PO BOX 1254
MEAD, WA 99021
PHONE NO.: (720) 672-0318
SURVEYOR: CALEB SCHWAB, PLS
CALEB@INTERSTATESURVEYGROUP.COM

PROPERTY OWNER INFORMATION

NAME: BRIAN WINKLER
ADDRESS: PARCEL NO. 56354.9289
OTIS ORCHARDS, WA 99027
PHONE NO.: (509) 489-6100
EMAIL ADDRESS: brian@winkler.com

SITE INFORMATION

ZONING: R-5 RURAL
NO. OF LOTS: 1
COMP. PLAN: SPOKANE COUNTY
CONSOLIDATED IRRIGATION
WATER DISTRICT: DISTRICT #19
SEWERAGE SUPPLY: N/A
SPOKANE COUNTY

TOPOGRAPHIC INFORMATION

FLAT 0-2%

LEGAL DESCRIPTION

EXISTING PARCEL:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.; EXCEPT THE EAST 15 FEET THEREOF; AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.; EXCEPT ANY PORTION LYING WITHIN COUNTY ROADS, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
THE PROPERTY DESCRIBED AND SHOWN HEREON IS IN THE STATUTORY WARRANTY DEED NUMBER 201914279, RECORDED SEPTEMBER 9, 2019.

PROPOSED PARCEL "A":
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.; EXCEPT THE EAST 15 FEET THEREOF;

PROPOSED PARCEL "B":
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.; EXCEPT THE EAST 15 FEET THEREOF;

PROPOSED PARCEL "C":
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M.; EXCEPT THE WEST 15 FEET THEREOF;

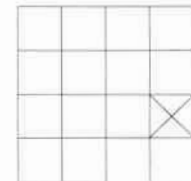
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WASHINGTON STATE PLANE -- ZONE NORTH. ALL DISTANCES RECITED HEREON ARE GROUND DISTANCES.

SURVEYOR'S NOTES

- 1) THE BOUNDARY SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED ON APRIL 21, 2021.
- 2) THE PURPOSE OF THIS SURVEY WAS TO PREPARE A PRELIMINARY SHORT PLAT OF THE SUBJECT PROPERTY.

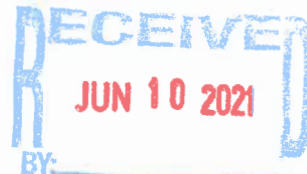
SECTION INDEX



SECTION 35, T26N, R45E

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRIAN WINKLER IN MAY 2021.



CALEB SCHWAB
PLS 57448
EXPIRES 4/8/2022
Caleb@interstatesurveygroup.com

LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	LOT LINE
	FENCE LINE
	EXISTING VEGETATION
	ROCK WALL
	FOUND AS NOTED

REFERENCES

- R1 STATUTORY WARRANTY DEED, AUCTIONS FILE NO.201914279
- R2 SHORT PLAT SP-1694-2017 BOOK 31, PAGES 36-37
- R3 SANDERS SUBDIVISION, BOOK 12, PAGE 91

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A PENTAX Q6 RTK GPS SYSTEM. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09 AND WAC 332-130-090.



Interstate Survey
Group, LLC

PO. Box 740055
Arvada, Colorado 80006
(720) 672-0318

WINKLER PRELIMINARY SHORT PLAT			
PORTION OF THE NE 1/4 OF THE SE 1/4			
JOB NO. 21-012	PARCEL No. 56354.9289	SURVEY DATE: 4-21-2021	
DRAFTED BY: CCS	REVISED:	SCALE: 1 INCH = 200 FEET	
PRELIMINARY SHORT PLAT FOR THE PROPERTY OF: BRIAN WINKLER			